

Planning \$ <u>P/W/SPR</u>	Drainage \$ <u>NONE</u>
TCP \$ <u>3,766.00</u>	School Impact \$ <u>NONE</u>

BLDG PERMIT NO. <u>58520</u>
FILE # <u>SPR-96-255</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

KCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 793-22 Road TAX SCHEDULE NO. 2697-361-00-055

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Paul G. Patterson NO. OF DWELLING UNITS
 BEFORE: 32 AFTER: 46 CONSTRUCTION
full-hookups full-hookups

(1) ADDRESS 793-22 Road

(1) TELEPHONE 970-245-8531 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Paul G. Patterson USE OF ALL EXISTING BLDGS Office, showers, laundramat, store & apartment.

(2) ADDRESS 793-22 Road DESCRIPTION OF WORK & INTENDED USE: Add(14)

(2) TELEPHONE 970-245-8531 fourteen deluxe, full-hookup R.V. spaces.

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-2 Landscaping / Screening Required: YES NO

SETBACKS: Front _____ from Property Line (PL) or Parking Req'mt Per plan
 _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions: _____

Maximum Height _____
 Maximum coverage of lot by structures _____ Census Tract 15 Traffic Zone _____ Annx # _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature Paul G. Patterson Date 11-25-96

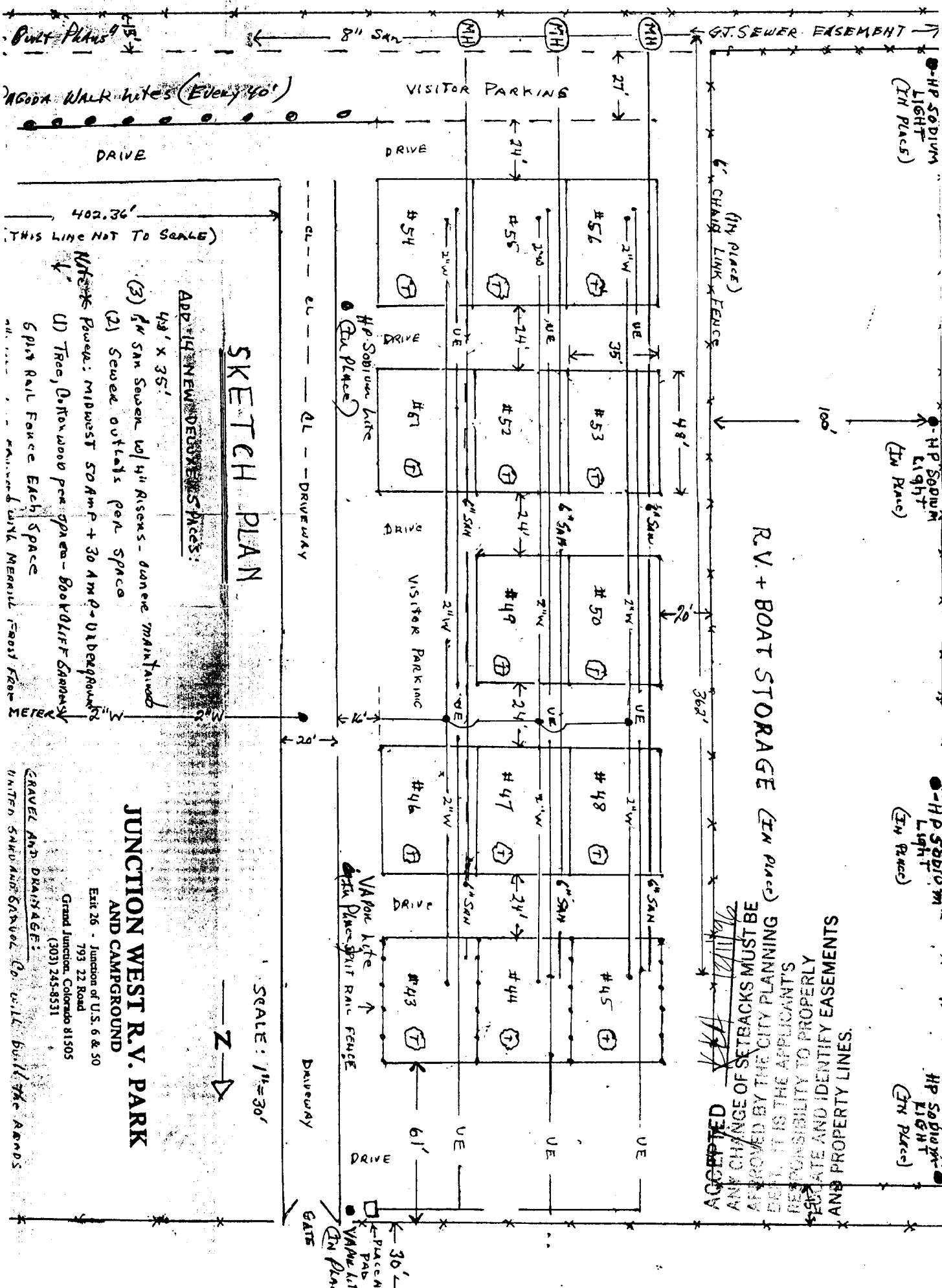
Department Approval [Signature] Date 12/11/96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9726

Utility Accounting [Signature] Date 12/11/96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



WAGON WALK WITES (Every 40')

402.36'
(THIS LINE NOT TO SCALE)

SKETCH PLAN

ADD THE NEW DESIRED SPACES:

48' x 35'

(3) 4" SAN Sewer w/ 4" Risers - done maintenance

(2) Sewer outlets per space

(1) Tree, Dogwood per space - BOO VOLIFF GARNEY

Split Rail Fence Each Space

all... with METAL FOOT FLOOR

JUNCTION WEST R.V. PARK AND CAMPGROUND

Exit 26 - Junction of U.S. 6 & 50
193 22 Road
Grand Junction, Colorado 81505
(303) 245-8531

GRAVEL AND DRAINAGE:
UNITED SAND AND GRAVEL Co. will build the roads

SCALE: 1"=30'



ACCEPTED

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY REGULATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

HP Sodium Light (IN PLACE)

HP Sodium Light (IN PLACE)

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